



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

152.7 Acre Prime Farmland & Hunting Land for Sale - Decatur County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Y Lane
Oberlin, KS 67749

PRICE: \$450,000

ACRES: 152.7±

COUNTY: Decatur

PROPERTY HIGHLIGHTS:

- 152.7 acres prime farmland
- Highly productive soils
- Deer and upland game bird hunting

PROPERTY DESCRIPTION:

Trophy Properties and Auction is proud to offer this western Decatur County tillable bottom land along Beaver Creek with excellent soils and deer, pheasant, and quail hunting opportunities. This 152.7 acres of bottom ground consists of 134.32 acres of farmland and the remainder being trees and brush along the beaver creek riparian. Soils consist of highly productive McCook silt loam and Bridgeport silt loam. Wheat base acres are 20.6 with a 48 PLC. Corn base acres are 81.6 with a 123 PLC. The property has access along Y Ln on the south, and 200th road on the west. All minerals are believed to be intact and will transfer to the buyer.

The property is approximately 4 miles directly east of Herndon and the GPS coordinates are 39.914726, -100.699676. Legal description is S33, T01, R30, ACRES 80.35, S2SW4 and S04, T02, R30, ACRES 72.35. Property taxes for 2023 were \$1,340.14.



PRESENTED BY:

DAN MELSON

Land Specialist - KS

M: (785) 979-3402

P: (855) 573-5263 x729

E: dmelson@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

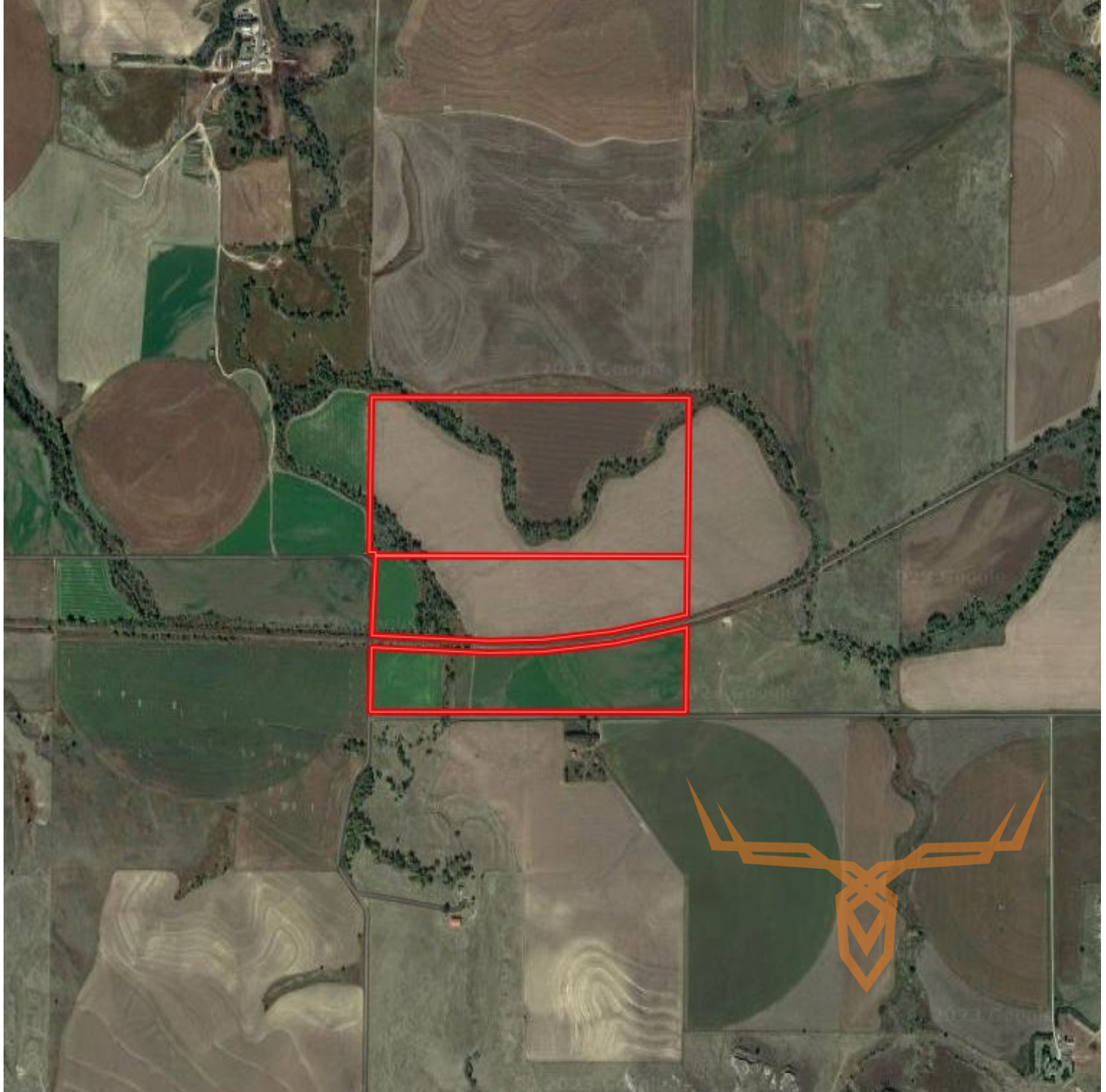
leads@trophyapa.com



152.7 Acre Prime Farmland & Hunting Land for Sale - Decatur County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals